

Task Code 024-025 – PROCEDURES FOR REVIEW OF A GENERAL PLAN AMENDMENT (GPA) OR A SPECIFIC PLAN (SP)

REVIEW OF A GENERAL PLAN AMENDMENT (GPA)

PURPOSE

To provide a set of procedures that describes how to review and analyze a General Plan Amendment. This procedure is meant to augment, not replace the Completeness/Initial Study, Use of Previous Documents, ND or EIR procedures.

REFERENCE

Government Code Section 65350 et. Seq. governs the preparation, adoption and amendment of the General Plan. Government Code Section 65352 requires the General Plan Amendment Report (GPAR) to be distributed for review by agencies and other parties prior to being considered by the decision-making body.

Government Code Section 65358 authorizes amendments to a jurisdiction's adopted general plan. An amendment may include more than one change to the general plan. Section 65358 allows the legislative body (the Board of Supervisors) to specify the way that General Plan Amendments may be initiated. The County of San Diego Board of Supervisors adopted Board Policy I-63, General Plan Amendment and Zoning Guidelines to do this. Under Board Policy I-63, General Plan Amendment and Zoning Guidelines, the Planning Director, the Planning Commission, or the Board of Supervisors may authorize initiation of a General Plan Amendment.

General Plan Amendments are under the jurisdiction of the Board of Supervisors. Pursuant to Government Code Section 65354, the Planning Commission must make a recommendation on the amendment of the General Plan. The Commission public hearing and notice is done pursuant to Government Code Sections 65090, 65091 and 65353.

Often, a Specific Plan/Specific Plan Amendment, Zone Reclassification, Tentative Map(s) or other development permit applications are processed concurrently with the General Plan Amendment. If a Specific Plan is being processed concurrently, often the GPAR and Specific Plan text is merged into one document.

OUTLINE OF PRIMARY STEPS

Completed by Project Manager

Project Analysis

- Review the text for adequacy and accuracy pursuant to the Scope of Work and look for pertinent information necessary for the proposed General Plan designation(s)
- Review the following sections: Introduction, General Plan Conformance/Issues, Infrastructure, Physical Development, Environmental Documentation, Implementation, Appendices.

Public Review

- When the GPAR is satisfactory, A 45-day agency/public review is required. This review should be done concurrently with the public review of the environmental document.
- Public Review is initiated in accordance with 035 or 075 procedures, depending on whether the project is a ND or EIR

Prepare for Hearing

- Prepare for Planning Commission and Board of Supervisor hearings in accordance with 092 – 095 Procedures for PC and BOS Hearings.

REVIEW OF A SPECIFIC PLAN (SP)

PURPOSE

To provide a set of procedures that describes how to review and analyze a privately initiated Specific Plan. This procedure is meant to augment, not replace the Completeness/Initial Study, Use of Previous Documents, ND or EIR procedures.

REFERENCE

Government Code Section 65450-65457 authorizes the preparation and processing of a Specific Plan. The content of a Specific Plan is set forth in Government Code Section 65451. A specific plan is adopted and amended in the same manner as a general plan (see Government Code Section 65350), except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the Board of Supervisors. The County of San Diego typically adopts or amends Specific Plans by Resolution.

Government Code Section 65352 requires the specific plan to be distributed for review by agencies and other parties prior to being considered by the decision-making body.

No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the General Plan (Government Code Section 65454).

Specific Plans are under the jurisdiction of the Board of Supervisors. Pursuant to Government Code Section 65354, the Planning Commission must make a recommendation on the specific plan. The Commission public hearing and notice is done pursuant to Government Code Sections 65090, 65091 and 65353.

Often a Zone Reclassification, Tentative Map(s) or other development permit applications are processed concurrently with the Specific Plan.

Project Analysis

- While State law specifies the mandatory specific plan contents, it leaves the format to the discretion of the legislative body. The following is a suggested format for a Specific Plan that will assure that all required information is provided: Introductory Plan Information, Introduction, Design Influences, Land Use Plan, Consistency with the General Plan and applicable Community or Subregional Plan, Appendices.

Public Review

- When the Specific Plan is satisfactory, a 45-day agency/public review is required. This review should be done concurrently with the public review of the environmental document.
- Public Review is initiated in accordance with 035 or 075 procedures, depending on whether the project is a ND or EIR

Prepare for Hearing

- Prepare for Planning Commission and Board of Supervisor hearings in accordance with 092 – 095 Procedures for PC and BOS Hearings.